

**MINUTES**  
**LAKE COUNTY PLANNING AND ZONING BOARD**  
**May 31, 2017**

The Lake County Planning and Zoning Board met on Wednesday, May 31, 2017, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, June 20, 2017 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

**Members Present:**

|                                  |                             |
|----------------------------------|-----------------------------|
| Kathryn McKeeby, Secretary       | District 1                  |
| Laura Jones Smith, Vice-Chairman | District 2                  |
| Lawrence "Larry" King            | District 3                  |
| Rick Gonzalez, Chairman          | District 4                  |
| Jeff Myers                       | District 5                  |
| Sandy Gamble                     | School Board Representative |

**Members Not Present:**

|                  |                                |
|------------------|--------------------------------|
| Kasey Kesselring | At-Large Representative        |
| Donald Heaton    | Ex-Officio Non-Voting Military |

**Staff Present:**

Tim McClendon, Planning & Zoning Division Manager  
Steve Greene, AICP, Chief Planner, Planning & Zoning Division  
Bobby Howell, AICP, Senior Planner, Planning & Zoning Division  
Christine Rock, Planner, Planning & Zoning Division  
Janie Barron, Planner, Planning & Zoning Division  
Donna Bohrer, Office Associate, Planning & Zoning Division  
Diana Johnson, Assistant County Attorney  
William White, PE, Public Works Division  
Susan Boyajan, Deputy Clerk, Board Support

Chairman Rick Gonzalez called the meeting to order at 9:00 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance, and Mr. Sandy Gamble gave the invocation. He asked if anyone wanted to make a public comment on something that was not pertaining to any of the zoning cases on the agenda, but no one wished to speak at that time.

## **AGENDA UPDATES**

Mr. Steve Greene, Chief Planner, Planning and Zoning Division, Economic Growth Department, noted that the cases had been duly advertised as shown on the monitor. He stated that Tab 4 would be pulled from the agenda and postponed until next month, adding that it would be re-advertised and brought back to the Planning & Zoning Board at that time. He related that staff made a recommendation to approve the consent agenda, and they would make a presentation regarding the regular agenda item.

## **TABLE OF CONTENTS**

### **Agenda Updates**

**Consideration of Minutes:** May 3, 2017

## **CONSENT AGENDA**

| <b><u>TAB NO:</u></b> | <b><u>CASE NO:</u></b> | <b><u>OWNER/APPLICANT/PROJECT</u></b>   |
|-----------------------|------------------------|---|
| Tab 1                 | RZ-17-06-1             | Charitable Ministry CFD Amendment   |
| Tab 2                 | RZ-17-04-4             | Insight Christian Center CFD Rezoning   |
| Tab 3                 | RZ-17-05-5             | Harmony Hills CFD Amendment   |
| Tab 4                 | FLU-17-01-2            | Intersection of SR 19 and CR 455 Rural Support Intersection (Vista Vision)    |
| Tab 5                 | CP-17-03               | Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District |
| Tab 6                 | CP-17-04               | Family Density Exception  |
| Tab 7                 | CP-17-05               | Amendment to Policy 1-7.1.3 Existing Lot Exception for Density                |

## **REGULAR AGENDA**

|       |              |  |
|-------|--------------|--|
| Tab 8 | Ord. 2017-XX | Mt. Plymouth-Sorrento CRA Design Standards |
|-------|--------------|--|

### **Other Business**

### **Adjournment**

**MINUTES**

**MOTION** by Sandy Gamble, **SECONDED** by Larry King to **APPROVE** the Minutes of May 3, 2017 of the Lake County Planning and Zoning Board meeting, as submitted.

**FOR:** Gonzalez, Myers, King, Gamble, McKeeby, Jones Smith

**AGAINST:** None

**MOTION CARRIED:** 6-0

**PUBLIC COMMENT**

No one wished to address the board at this time.

**CONSENT AGENDA**

Ms. Laura Jones Smith asked that Tab 6 be pulled from the Consent Agenda and put on the regular agenda for discussion.

Mr. Sandy Gamble asked for a point of clarification regarding Tab 7 but did not wish to pull that item from the Consent Agenda. He pointed out that the plat was done in 1989 and asked whether the amendment allowing a density exemption was done because of the agreement the School Board made with the County regarding the impact fees.

Mr. Greene responded that he believed that Tab 7 was put on the agenda for other reasons, since it was presented to staff before that action.

Mr. King asked that Tab 1 be pulled so that he could get clarification about some aspects of that item.

|              |                   |  |
|--------------|-------------------|--|
| <b>Tab 2</b> | <b>RZ-17-04-4</b> | <b>Insight Christian Center CFD Rezoning</b>   |
| <b>Tab 3</b> | <b>RZ-17-05-5</b> | <b>Harmony Hills CFD Amendment</b>   |
| <b>Tab 5</b> | <b>CP-17-03</b>   | <b>Naval Undersea Warfare Center Okahumpka<br/>Mission Impact Zones Overlay District</b> |
| <b>Tab 7</b> | <b>CP-17-05</b>   | <b>Amendment to Policy 1-7.1.3 Existing<br/>Lot Exception for Density</b>                |

**MOTION** by Laura Jones Smith, **SECONDED** by Kathryn McKeeby to **APPROVE** the amended Consent Agenda consisting of Tabs 2, 3, 5, and 7.

**FOR:** Gonzalez, Myers, King, Gamble, McKeeby, Jones Smith

**AGAINST:** None

**MOTION CARRIED:** 6-0



**REGULAR AGENDA**

**TAB 1 – RZ-17-06-1 – CHARITABLE MINISTRY CFD AMENDMENT**

Mr. Bobby Howell, Senior Planner, explained that the applicant in this case was proposing to amend Community Facility District (CFD) Ordinance No. #98-87 to allow construction of a new guyed radio tower and associated setback waivers on property located at 20581 Sugarloaf Mountain Road. He elaborated that the original Ordinance 98-87 was adopted on January 12, 1988, which permitted a radio tower and accessory structures, and the existing tower was constructed prior to the Lake County LDR tower provisions which were adopted in 2013. He related that the proposed CFD amendment will facilitate the replacement of an existing 180-foot tall tower with a new guyed tower that will be 250 feet tall with increased strength and will be capable of allowing the co-location of a cellular tenant. He added that in addition to the CFD rezoning ordinance, the applicant was requesting three waivers to Section 3.13 related to setbacks, additional setbacks, and separation between towers to allow the applicant to locate the new tower approximately 20 feet away from the existing tower, using the same equipment. Also, other waiver requests were to a requirement that the new tower be constructed at least 1,320 feet from the adjacent single-family dwelling units and to a requirement for a 5,000-foot separation between guyed towers that was adopted in 2013, which was 26 years after the existing tower was constructed, in order for the applicant to construct the new tower 1,110 feet from the existing guyed tower that is located on property to the east. He pointed out that the proposed rezoning is not in conflict with the Code or the Comprehensive Plan, is a civic use, and is in the interest of public health, safety, and welfare since it would allow the construction of a new tower with increased strength with the potential for co-location of cellular technical. He added that the intent of the wireless communications section of the Land Development Regulations (LDRs) is to preserve and enhance radio communications throughout Lake County in times of emergencies that threaten the life, safety, and welfare of Lake County residences, businesses, and properties. He elaborated that the new tower will assist in enhancing radio and cellular communications throughout the county pursuant to the intent of the LDRs. He also noted that the amendment to the CFD ordinance is a civic use, and he concluded that staff recommended approval of this request.

Mr. King pointed out that this property was purchased in January of 2014 for a total of \$346,000 but is now currently assessed at \$61,580. He asked whether the assessment is immaterial because of the fact that this is a church-related property and no ad valorem taxes were being assessed on this property.

Mr. Howell responded that tax assessments are done through the Property Appraiser's Office, and the planning department does not work with tax assessment. He mentioned that there could be a number of factors why the property is assessed at \$61,000, but that would be under the Property Appraiser's purview.

Mr. King commented that the legal description in the ordinance was incorrect and needed to be corrected.



Mr. Howell assured him that he will look into that.

**MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE Tab 1, Rezoning Case #RZ-17-06-1, Charitable Ministry CFD Amendment.**

**FOR: Gonzalez, Myers, King, Gamble, McKeeby, Jones Smith**

**AGAINST: None**

**MOTION CARRIED: 6-0**

**TAB 6 – CP-17-04 – FAMILY DENSITY EXCEPTION**

Ms. Janie Barron, Planner, explained that staff was recommending approval of an amendment to the Comprehensive Plan Policy I-1.2.4 Calculation of Residential Density, to allow a subdivision of land or lot split at a higher density than that allowed by the property's Future Land Use Category consistent with Policy I-1.2.10 Creation of Parcels for Family Members, which is a proposed policy to allow an exception to the density for the creation of lots for family members. She related that the 2030 Comprehensive Plan adopted in 2010 did not include the policy, and the Land Development Regulations were not updated. She added that the exemption to the density requirements shall not be permitted within the Wekiva Study Area and the Green Swamp Area of Critical State Concern. She concluded that staff recommended approval of the proposed text amendment.

Ms. Jones Smith commented that what staff was trying to do was fine, but she believed that the ordinance needed more clarification to close an enormous loophole that could allow the large tracts of rural land to be developed into rural subdivisions and avoid the subdivision process. She specified that the ordinance does not define what a property owner was, since many large rural tracts of land typically have multiple interests in the ownership, and the descendants of those owners could divide that land among themselves until it becomes a rural subdivision without going through the normal planning and zoning process and the proper criteria to subdivide land. She concluded that they need to work with their legal team to make sure it is well-defined so that it is used only as intended for the use of family members.

Ms. Barron assured her that they can amend the ordinance and add more language to it.

**MOTION by Laura Jones Smith, SECONDED by Sandy Gamble, to approve Tab 6, CP-2017-04 – Family Density Exception, with the recommended change to the ordinance to add clarification which would close the loophole regarding multiple ownership interest of rural land.**

**FOR: Myers, Gonzalez, Gamble, McKeeby, Jones Smith**

**AGAINST: King**

**MOTION CARRIED: 5-1**

**TAB 8 – MT. PLYMOUTH-SORRENTO CRA DESIGN STANDARDS**

Mr. Tim McClendon, Planning and Zoning Division Manager, explained that the ordinance for the Mt. Plymouth-Sorrento CRA (Community Redevelopment Area) design standards was continued from last month, since there were some unanswered questions at the last meeting about what the CRA entails.

Ms. Dottie Keedy, Community Services Director, gave a brief overview of the creation and activities of the Mt. Plymouth-Sorrento CRA and the advisory committee. She presented a map illustrating the boundaries of the CRA, pointing out SR 46 in the middle running east and west, the western boundary made up of Orange Street, and the eastern boundary near the entrance to Red Tail. She showed another map illustrating the CRA in the context of the larger surrounding area showing the proposed Wekiva Parkway and Innovation District. She recapped that in 2012 the BCC established the CRA, the boundary, and the legal description, as well as designating themselves as the CRA. She added that the ordinance which established the Mt. Plymouth-Sorrento Community Redevelopment Area Advisory Committee and appointed the members was also approved by the BCC in 2012. She elaborated that the CRA Agency approved and transmitted the Redevelopment Plan in March of 2014 to the Local Planning Agency, which determined that it was consistent with the Comprehensive Plan. She related that the Advisory Committee and Commr. Campione hosted a community meeting on November 18, 2014 at Sorrento Elementary School to solicit input on a number of issues such as road name changes required by the Wekiva Parkway project after it becomes a county road, changes residents would like to see in the community, and community characteristics they would like to preserve. She specified that some of the input received at that public meeting included a desire for streetlights, sidewalks, a town center, public utilities, enforcement of illegal signage, tree preservation, maintenance of a rural atmosphere, connection of CR 437 south to 437 north, and historic preservation. She reported that the first task the committee completed was the Redevelopment Plan, which was required for all CRAs, and after many meetings and community input, some of the items, programs, and plans they included were gateway signage for entrances to the CRA, façade grant programs for commercial buildings to encourage painting, bike trails and sidewalks, and streetscapes that included a concept plan for Sorrento Avenue containing medians, roundabouts, a sidewalk, and a slower speed limit. She elaborated that it was determined based on committee meetings and public input that the first priority after development of the Redevelopment Plan was to request adoption of design standards specific to the CRA. She related that the committee members heard input from the community on the effects of anticipated growth from the completion of the Wekiva Parkway indicating that the community wanted to ensure that growth was high quality and appropriately located and expressing a concern about the appearance of the commercial corridor of Sorrento Avenue/SR 46. She mentioned that the Advisory Committee met bimonthly over a two-year period with regular citizen attendance at those meetings and looked at codes from adjoining cities and counties. She elaborated that based on those meetings, the staff and consultant prepared the proposed design standards similar to the City of Clermont's current code and architectural design standards, including enhanced landscaping requirements, unified commercial outparcel design, lighting standards, enhanced architectural standards for non-residential uses, and retention pond design standards. She summarized that



there was an enormous amount of community input for this effort consisting of many hours over a two-year period.

Mr. Gonzalez asked if there were any changes made to the ordinance since the last meeting.

Mr. McClendon gave the P&Z Board a brief update of what they had presented at the last meeting and recapped that the ordinance would create design standards for the Mt. Plymouth-Sorrento CRA. He explained that the Mt. Plymouth-Sorrento CRA Advisory Committee consisted of seven members that were appointed by the BCC and included the District Commissioner and property and/or business owners inside and within three miles of the CRA boundary. He elaborated that the CRA Advisory Committee approached staff and requested enhancements to the existing commercial design standards for the CRA area, which were minimal in nature, as a result of anticipated growth in the area due to the Wekiva Parkway. He added that the designs would give a sense of a more urban design with more walkable areas such as found in the downtown areas of Mount Dora or Winter Garden in order to drive the pedestrian traffic towards the storefronts. He presented a map illustrating the location of the CRA area, noting that it was along SR 46 with CR 437 splitting the area in the middle. He related that the ordinance will create commercial design standards that will apply only to properties within the CRA and increase application requirements to include elevations and color samples of proposed development and redevelopment to make sure they are consistent with the code. He noted that the proposed standards were developed and written by an LDR re-write consultant, LPG Urban and Regional Planners, and were consistent and compatible with the Comprehensive Plan (Comp Plan). He pointed out that the proposed ordinance has greater or higher standards than that of the existing commercial design standards, and there were existing County staff who were able to evaluate and approve the elevations that would be required, so no extra staff would be required. He commented that at the request of the CRA Advisory Committee, the changes that were discussed last month had been scrapped and a fresh copy had been provided. He asked the P&Z Board members to give the page and line number of anything in the ordinance they wanted changed or had a question about.

Mr. Gonzalez clarified that no changes were made since the last meeting.

Ms. Jones Smith further clarified that the CRA Advisory Board did not agree with the changes recommended by the P&Z Board and asked what their concerns were with those changes.

Mr. McClendon responded that these design standards were vetted for over two years, and the Advisory Board believed that these were the standards that they wanted and requested.

Mr. King asked whether there would be an increase in the ad valorem taxes of residents living in the designated CRA area and if it was voluntary for the residents to be part of the CRA.

Mr. McClendon answered that there would not be an increase in the ad valorem taxes and that the time for residents to opt out or remove themselves from that CRA boundary would have occurred at the time the area had been designated a CRA in 2012.

Mr. Gamble expressed concern about the requirement that windows shall be placed along at least 50 percent of any façade visible from a public right of way as stated on Page 3, Line 35 of the ordinance and that faux windows are not permitted, since he believed this would result in a loss of energy efficiency.

Mr. McClendon responded that they had spoken at the last meeting about changing the verbiage to the primary façade, and he suggested that they hear public input from the committee members about this issue.

Ms. Jones Smith commented that new commercial structures should be built to a higher energy standard anyway, and the window standards were put in place in order to improve the aesthetics of the structure. She pointed out that the point of a CRA was to redevelop an area in order to improve it using the funds that are available through the CRA process. She opined that they should encourage higher standards for this redevelopment effort, and she noted that cities such as Mount Dora required 80 percent windows on the front of buildings. She mentioned that these design standards could be amended if it precludes commercial development to the point where there is pushback from the community.

Mr. Gamble asked whether storage buildings would be allowed to be built in this area.

Mr. McClendon answered that nothing in these standards would prohibit that.

Mr. Gamble commented that the storage facilities would also be required to have windows.

Ms. Jones Smith replied that a storage facility would not be located on the main road but behind the office buildings.

Mr. Gonzalez asked whether 50 percent of the square footage of the wall has to be a window.

Mr. McClendon answered that 50 percent of the actual façade itself would need a window.

Mr. Gonzalez commented that the way it was worded was questionable and that the language in the ordinance could be misinterpreted.

Mr. Jeff Myers commented that although he could understand why the design standards were put in place, it would add considerable costs to meet those standards, and he expressed concern that the ordinance did not give details about sidewalks and the approaches from the sidewalk onto the private entryways, even though the CRA expressed a desire for pedestrian traffic. He also expressed concern that there was only mention of a sidewalk on the south side of Sorrento Avenue rather than both sides of that streetscape.

Mr. Gonzalez expressed concern that it appeared that the ordinance contained a broad statement which allowed County staff to make determinations regarding design regulations on Page 2, Line 23, and he suggested that they look at that to ensure that staff does not make up new standards. He also noted that he wanted to see language specifying that the primary



façade was facing SR 46 rather than a back wall, so that it was not required for developers to put 50 percent windows in a back wall that is facing an adjoining street.

Ms. Diana Johnson, Assistant County Attorney, recapped that there was a definition in the Land Development Regulations of façade that stated it “was the wall of a building which faces the lot frontage.”

Mr. Gonzalez asked for that statement to be put in the ordinance for further clarity.

Ms. Jones Smith pointed out that there may be multiple frontages in an intersection in an urban setting.

Mr. McClendon opined that specifying “primary façade” would rectify that definition.

Mr. Gonzalez asked whether the intent of the ordinance was that there will be no parking on the front or side of the buildings as indicated on Page 6, Lines 16 and 17 and that the stormwater ponds also had to be in the back of the building as stated on Page 7.

Mr. McClendon stated that the parking requisite was required by the Comprehensive Plan.

Ms. Jones Smith clarified that the stormwater pond could be on the side of the building as long as it was behind the primary façade and not necessarily behind the principal structure.

Mr. Gonzalez asked whether the requirement stated on Page 8, Line 8 regarding outside displays meant that no business would ever be able to put merchandise in front of their building for sale.

Mr. McClendon stated that would be correct, unless they got a variance to that specific portion of the code.

Ms. Keedy pointed out that this ordinance was written with the intention that this would become more of an urbanized and walkable community more than any of the unincorporated areas in Lake County rather than the type of strip development that is common right now in Lake County. She mentioned that the sidewalks and pedestrian access issues would be tackled in the site plan process, whereas this dealt with just the architectural design standards, and she added that there would be a 12 to 14-foot bike trail on the north side of SR 46 as well as a regular sidewalk on the south side. She also commented that it was hard to write a “one size fits all” requirement for every situation they would encounter, which is why there was not as much specificity in the ordinance, and flexibility was needed to work with an applicant in a reasonable way to meet the intent of the standards as much as possible.

Ms. Jones Smith asked Ms. Keedy to explain why CRAs are developed and how they are utilized.



Ms. Keedy explained that CRAs are statutory alternatives that give communities the option of using public investment to try to encourage private investment to follow. She added that they are normally used in downtown areas and that Lake County currently has about 14 CRAs. She elaborated that the purpose was to take areas that have declined over time and try to direct commercial uses into that area to create a community, public gathering space, and walkability. She noted that the community wanted to get this in place before the growth occurred from the construction of the Wekiva Parkway. She explained that the property values are in effect frozen within the CRA boundary once the CRA is adopted, and as those property values increase over time because of market forces or new development, the revenue from the increased property value is placed in a trust fund and required to only be spent within the CRA on things that are in the Redevelopment Plan.

Ms. Jones Smith pointed out that one of the factors they should all consider is that one of the standards specified in the statute that has to be met during the Finding of Necessity is that there is evidence of slum and blight, and the effort being made by this ordinance is to elevate this area to where it historically was before it declined over time, partially because of mismatched uses that have created land use patterns that could not be properly absorbed into the commercial marketplace or because of uses that are not compatible with the neighboring uses.

Ms. Keedy added that they wanted to drive the kind of development the community wanted there rather than let the free market determine that development.

Ms. Jones Smith commented that the back of the buildings needed to be addressed in this ordinance as well, since that is where people will be parking and where some will be accessing the building. She asked what features Ms. Keedy found in the back of the commercial structures in Winter Garden that they wanted to emulate.

Ms. Keedy responded that the rear entrances were designed to make people want to go in that entrance rather than containing just dumpsters and loading zones.

The Chairman opened the public hearing.

Ms. Catherine Hanson, a resident of Sorrento and former Lake County Commissioner, explained that the history of the Mt. Plymouth-Sorrento CRA started over ten years ago when the BCC hired a consultant to do a framework study, which was a precursor of the CRA. She also mentioned that the cities of Sorrento and Mt. Plymouth have tremendous history, and at one point Sorrento was a larger city than Mount Dora, with Mt. Plymouth being a large subdivision that was developed in the 1920's. She commented that Mt. Plymouth-Sorrento was a gateway into Lake County from the eastern side of the county, so the impression that people get when they enter the county at that location is important; however, currently that area is not very attractive. She added that they have quality development all around the CRA area with the communities of Red Tail, Sorrento Springs, and Heathrow nearby, but the core CRA area has gone downhill over the years. She commented that she is pleased as a long-term resident and realtor in the area about the accomplishments and what has been done so

far and opined that the CRA Advisory Committee has done an outstanding job with the support of the County.

Mr. Bill Ray with Ray and Associates, representing two property owners in the CRA district, commented that he was familiar with this process, and he expressed agreement that the purpose of the CRA was to fix rather than to enhance what is already there, since it has been identified as being affected by slum and blight. He elaborated that they wanted future growth to be above and beyond what was already there and not to be compatible with current development. He noted that they found internal conflicts within the Comp Plan versus what they envision the CRA to accomplish in five or ten years, including that it currently contains a low suburban residential density of 5.5, and he opined that the CRA will fail with those restrictions. He also opined that the Comp Plan that addresses the Mount Plymouth-Sorrento area is almost written as a land development code and not a planning or visionary guiding document, resulting in inner inconsistencies. He noted that there was an appendix or design guideline handbook that went with the ordinance that gave examples of how it was to be implemented. He suggested that the BCC look at changes to the Comp Plan for the Mount Plymouth-Sorrento district to implement this ordinance in a way that would allow it to be a success. He listed some things that needed to be addressed, including the 50 percent window issue previously mentioned and the issue regarding whether merchandise could be located outside the building. He opined that the ordinance was lacking some specificity and definitions, which he has been assured was in the guidebook, which they do not have access to at this point. He suggested that the P&Z Board move this forward with recommendations to the BCC.

Mr. Tim Bailey, a Mt. Plymouth resident and Chair of the CRA Advisory Committee, noted that he had also chaired the committee that worked on the framework done 20 years ago that was previously mentioned by Ms. Hanson. He commented that the committee and County staff had worked hard on this initiative and had gotten extensive input from the community. He added that their committee consisted of a wide array of professionals, including some members with degrees in land planning, and they were proud of this document, which was passed unanimously by their committee after over two years of work. He related that they were comfortable with the P&Z Board making any comments before it goes before the BCC, but he requested that they move this forward due to the growth pressures expected to be coming very soon from the Wekiva Parkway project, since this document was created to respond to that pressure.

Mr. Gamble asked Mr. Bailey about the issue he previously brought up about the windows.

Mr. Bailey responded that a building containing a retail business that is located on a state road in the front and a county road on the side should look good from both roads, since it was visible from those roads.

Mr. Gamble asked why the side wall could not be designed without the windows but still using the design standards in the ordinance if there was no access on that side of the building even though it is on the right of way of a county road. He elaborated that some businesses



would like to use that wall for storage inside the main building and would not want to have windows there, and he suggested that they allow them to have a faux window.

Mr. Bailey noted that this was a culmination of 20 years of work and opined that the faux windows were not aesthetically pleasing and were not wanted by the community. He elaborated that when they designed this ordinance while working with County staff, the community strongly urged that the buildings look nice from the right of way. He added that they do not want the businesses in that area to look like a warehouse. He pointed out that the committee and the community had gone to various other communities such as Winter Garden and Clermont and took notes on what they had liked and not liked, which was embedded in this document. He commented that the residents wanted to create a beautiful tomorrow. He mentioned that the Mt. Plymouth-Sorrento area had the first airport in Lake County and was a resort community in the past. He concluded that they needed to work together and move forward in order to bring that quality back to the community again.

Mr. Gamble expressed a concern that these standards may drive businesses away.

Mr. Bailey pointed out that moving the benchmark up would attract the kind of development the community wanted to see.

Mr. Gonzalez asked Mr. Bailey whether he believed that nothing needed to be changed in this ordinance.

Mr. Bailey responded that he was comfortable moving forward and continuing this with the County Commissioners, although he believed that the P&Z Board members' comments were noteworthy and encouraged them to send their comments to the BCC along with the ordinance. He commented that he appreciated the P&Z Board's hard work.

Mr. Myers expressed his concern about pedestrians sharing the north side of the highway with bicyclists and the fact that there was little reference about sidewalks in the ordinance, although there were a lot of references to site work issues such as fences, wall design, perimeter planting, screening mechanical equipment, and lighting. He suggested that they add more details in the ordinance regarding the high-level pedestrian traffic and commented that he was in favor of a lot of the ordinance.

Mr. Bailey pointed out that right now there are statutory issues regarding SR 46, since it is currently a state road, and that the rails to trails would be going through this area. He added that right now FDOT (Florida Department of Transportation) was in charge of all sidewalks north and south of their road, but it will be brought up to standards when it will no longer be their road in three years. He encouraged Mr. Myers to send his comment to the BCC regarding this issue.

Ms. Jones Smith clarified with Ms. Keedy that the sidewalk issue is addressed in the CRA Redevelopment Plan using CRA dollars over time.



Mr. Gonzalez clarified with Mr. Bailey that his committee discussed the inconsistencies that were previously mentioned extensively for the last two years.

Mr. Gamble commented that he was not against this ordinance and believed that higher standards were great; however, he expressed concern that this would push them out of the market for development and reiterated his concern about lost energy efficiency through the windows.

Ms. Frances Nipe, a resident of Sorrento and a member of the CRA Advisory Committee, noted that the code requires a minimum of five-foot wide sidewalks, and there had to be windows that would make the area more interesting and safe from a pedestrian's perspective rather than blank walls in order to have pedestrian activity. She pointed out that the Comp Plan contained requirements for traditional store fronts, which would entail substantial windows and prominent entries rather than faux windows. She added that more store fronts would make the area more vital for pedestrians.

Ms. Keedy assured the board members that sidewalks were required in other parts of the code, and there would definitely be sidewalks through new construction of both roads and projects. She also mentioned that they have had discussion about some inconsistencies with the Comp Plan, especially the density, but they wanted to tackle this issue first because of the impending growth. She related that they would be looking at the Comp Plan right after they get this resolved in more depth to accomplish their goals.

Mr. McClendon added that staff will send multiple versions of the ordinance to the BCC, including the original, one with the P&Z Board's comments, and one with everything grouped together.

**MOTION by Kathryn McKeeby, SECONDED by Laura Jones Smith, to approve Tab 8, Ordinance 2017-XX, Mt. Plymouth-Sorrento CRA Design Standards, with the comments made by the P&Z Board for the consideration of the BCC.**

**FOR: Myers, Gonzalez, Gamble, McKeeby, Jones Smith, King**

**AGAINST: None**

**MOTION CARRIED: 6-0**

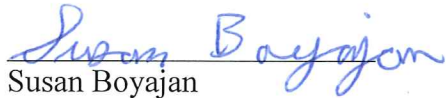
**OTHER BUSINESS**

None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:22 a.m.

Respectfully submitted,



Susan Boyajan  
Clerk, Board Support



Rick Gonzalez  
Chairman

*Reasoning*

# Affidavit of Publication

## DAILY COMMERCIAL

Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily

*Linda Rostomily*  
who on oath says that she is an authorized employee of the  
Daily Commercial, a daily newspaper published at Leesburg,  
in Lake County, Florida; that the attached copy of advertise-  
ment, being a notice in the matter of

*Notice of Public Hearing*

was published in said newspaper in the issues of:

*May 16, 2017*

Affiant further says that the said Daily Commercial is pub-  
lished at Leesburg, in said Lake County, Florida, and that the  
said newspaper has heretofore been continuously published  
in said Lake County, Florida, daily, and has been entered as  
second class mail matter at the post office in Leesburg, in said  
Lake County, Florida, for a period of one year next preceding  
the first publication of the attached copy of advertisement;  
and affiant further says that he has neither paid nor promised  
any person, firm or corporation any discount, rebate, commis-  
sion or refund for the purpose of securing this advertisement  
for publication in the said newspaper.

Sworn to and subscribed before me this *16* day of *May*  
A.D., 2017.

Joanne French  
Notary Public



*Joanne French*  
(Print, Type or Stamp Name of Notary Public)

AD# *10064376*

### NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, May 31, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners at a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, June 20, 2017, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: RZ-17-04-4, Insight Christian Center CFD Rezoning

REQUESTION ACTION: Rezone property from R-6 (Urban Residential) to CFD (Community Facility District) and waiver request to required building setbacks.

GENERAL LOCATION: Mt. Plymouth-Sorrento area, 31241 Church Street

AND  
PUBLIC HEARING NO.: RZ-17-05-5, Harmony Hills CFD Amendment

REQUESTION ACTION: Amend Community Facility District (CFD) Ordinance #2016-09 to establish alternative setbacks for the existing agricultural and equestrian buildings.

GENERAL LOCATION: Altoona area, 18307 Boys Ranch Road

AND  
PUBLIC HEARING NO.: RZ-17-06-1, Charitable Ministry CFD Amendment

REQUESTION ACTION: Amend Community Facility District (CFD) Ordinance #98-87 to establish alternative setbacks for existing non-conforming guyed radio tower and to facilitate new tower construction.

GENERAL LOCATION: Clermont area, 20570 Sugarloaf Mountain Road

LAKE COUNTY ECONOMIC GROWTH  
DEPARTMENT  
PLANNING & ZONING DIVISION  
315 WEST MAIN STREET  
TAVARES, FL 32778  
(352) 343-9641

Ad No: 10064376  
May 16, 2017



#5


# Affidavit of Publication

## DAILY COMMERCIAL

Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomly

  
who on oath says that she is an authorized employee of the  
Daily Commercial, a daily newspaper published at Leesburg,  
in Lake County, Florida; that the attached copy of advertise-  
ment, being a notice in the matter of

CP-2017-04

was published in said newspaper in the issues of:

MAY 19, 2017

Affiant further says that the said Daily Commercial is pub-  
lished at Leesburg, in said Lake County, Florida, and that the  
said newspaper has heretofore been continuously published  
in said Lake County, Florida, daily, and has been entered as  
second class mail matter at the post office in Leesburg, in said  
Lake County, Florida, for a period of one year next preceding  
the first publication of the attached copy of advertisement;  
and affiant further says that he has neither paid nor promised  
any person, firm or corporation any discount, rebate, commis-  
sion or refund for the purpose of securing this advertisement  
for publication in the said newspaper.

Sworn to and subscribed before me this 19 day of May  
A.D., 2017.

Joanne French  
Notary Public



  
(Print, Type or Stamp Name of Notary Public)

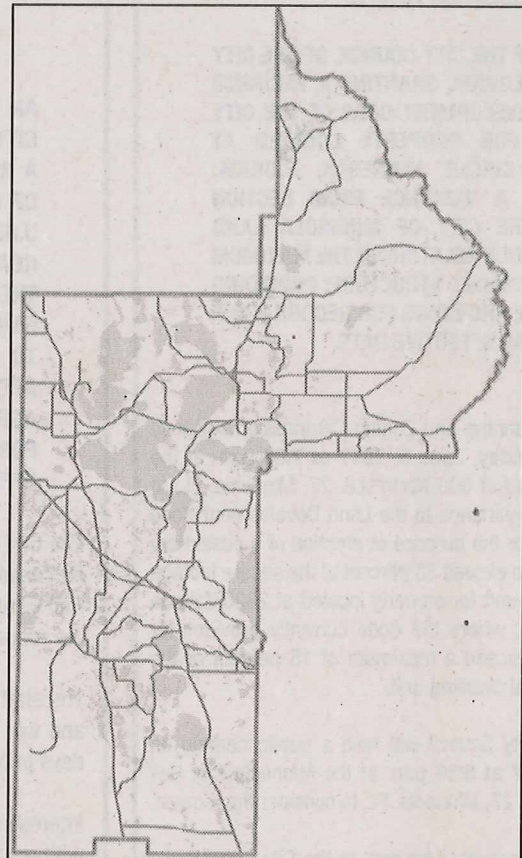
AD#

D036957

## ORDINANCE 2017-XX CP-2017-04

### Family Density Exception

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT POLICY I-1.2.4 ENTITLED "CALCULATION OF RESIDENTIAL DENSITY"; ESTABLISHING POLICY I-1.2.10 ENTITLED "CREATION OF PARCELS FOR FAMILY MEMBERS"; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **May 31, 2017** before the Planning & Zoning Board, **20, 2017** before the Board of County Commissioners for transmittal to the Florida Department of Community Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinances amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Land Use Map and their staff reports for the proposed amendments shall be available for review at the Department of Economic Growth, Planning and Zoning Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence on which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

**Lake County Board of County Commissioners**  
**Department of Economic Growth**  
**Planning & Zoning Div.**  
**352.343-9641**



#6

Donna

# Affidavit of Publication

## DAILY COMMERCIAL

Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily



who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

CP-2017-05

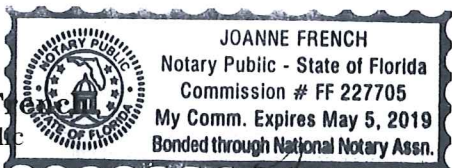
was published in said newspaper in the issues of:

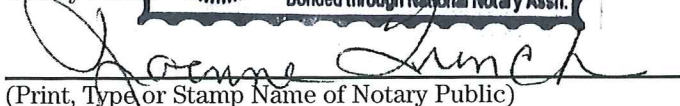
MAY 19, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19 day of May A.D., 2017.

Joanne French  
Notary Public



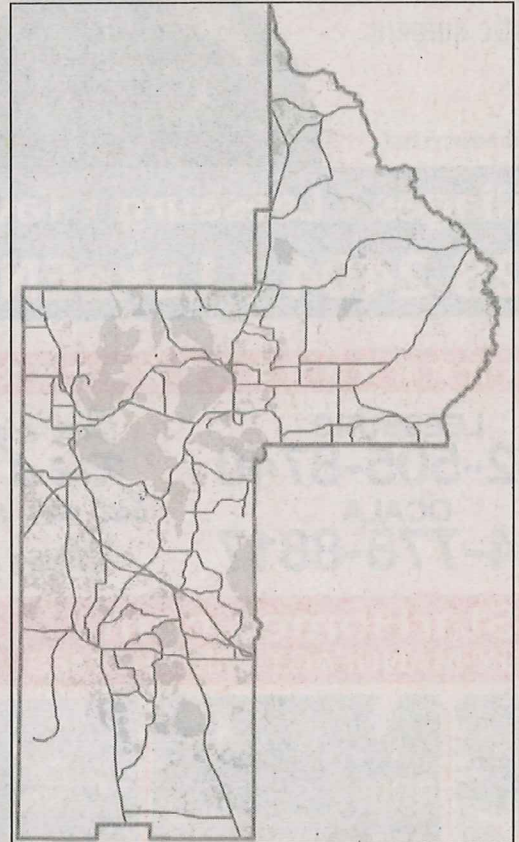
  
(Print, Type or Stamp Name of Notary Public)

AD# D036958

## ORDINANCE 2017-XX CP-2017-05

Amendment to Policy I-7.1.3 Existing Lot Exception for Density

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE ELEMENT POLICY I-7.1.3 ENTITLED "EXISTING LOT EXCEPTION FOR DENSITY"; ADDING THE SUBDIVIDED DUPLEX LOTS OF THE CENTURY ESTATES SUBDIVISION TO THE LIST OF RECOGNIZED UNRECORDED SUBDIVISIONS; ESTABLISHING ADDITIONAL CRITERIA TO ALLOW AN EXCEPTION TO THE DENSITY REQUIREMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **May 31, 2017** before the Planning & Zoning Board, **20, 2017** before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida

The proposed ordinances amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Use Map and their staff reports for the proposed amendments shall be available for review at the Department of Economic Growth, Planning and Zoning Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m. Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

**Lake County Board of County Commissioners**  
**Department of Economic Growth**  
**Planning & Zoning Div.**  
**352-343-9641**

D036958 - M



#4

# Affidavit of Publication

## DAILY COMMERCIAL

Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomly



who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

CP-2017-03

was published in said newspaper in the issues of:

MAY 19, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19 day of May, A.D., 2017.

Joanne French



(Print, Type or Stamp Name of Notary Public)

AD#

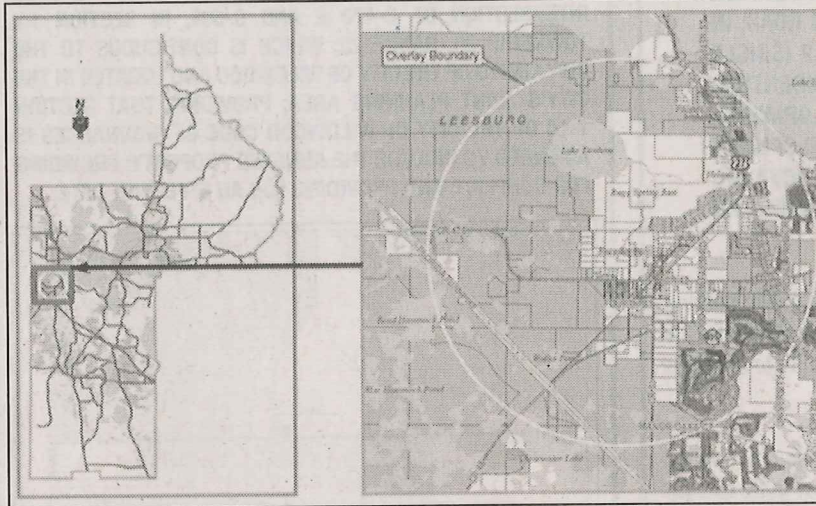
D036956

## ORDINANCE 2017-XX

### CP-2017-03

Naval Undersea Warfare Center Okahumpka Mission Impact Zones  
Overlay District

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; ESTABLISHING OBJECTIVE I-6.5 ENTITLED "NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT" AND ASSOCIATED POLICIES TO BE NUMBERED 1.6.5.1 TO 1.6.5.3; AMENDING POLICY VI-1.1.21 ENTITLED "PLANNING COORDINATION IN THE MILITARY OPERATIONS AREA" TO INCLUDE THE NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT; AMENDING POLICY VI-1.1.23 ENTITLED "REVIEW OF PROPOSED ACTIONS WITHIN THE MILITARY OPERATIONS AREA" TO INCLUDE NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT; AMENDING EXHIBIT #10 OF THE FUTURE LAND USE MAP SERIES TO INCLUDE NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **May 31, 2017** before the Planning & Zoning Board **20, 2017** before the Board of County Commissioners for transmittal to the Florida Department of Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinances amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Use Map and their staff reports for the proposed amendments shall be available for review at the Department of Economic Growth, Planning and Zoning Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m. Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

**Lake County Board of County Commissioners**  
**Department of Economic Growth**  
**Planning & Zoning Div.**  
**352-343-9641**



47

# Affidavit of Publication

## DAILY COMMERCIAL

Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE

Before the undersigned authority personally appeared

Linda Rostomily



who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of

FLU-17-01-2

was published in said newspaper in the issues of:

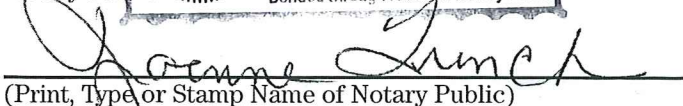
MAY 19, 2017

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 19 day of May, A.D., 2017.

Joanne French  
Notary Public



  
(Print, Type or Stamp Name of Notary Public)

AD# D0 36955

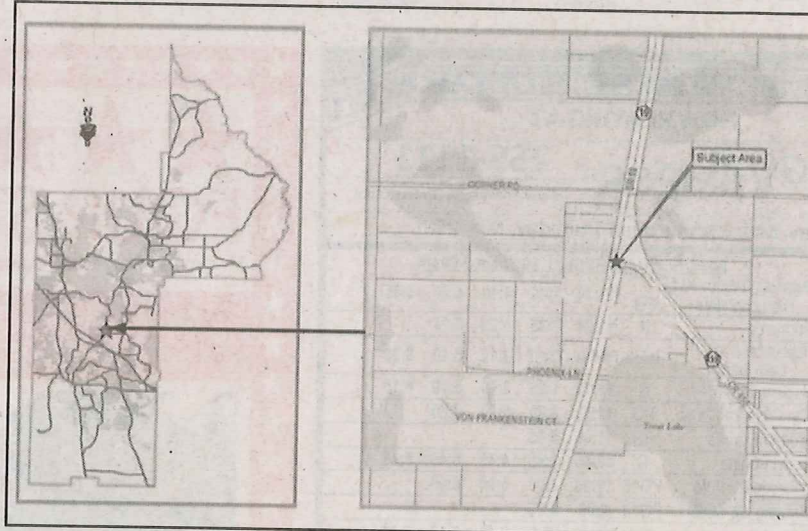
## NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2017-XX  
FLU-17-01-2

Intersection of State Road 19 and County Road 455,  
Northerly of Trout Lake

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP TO ADD A RURAL SUPPORT INTERSECTION AT THE INTERSECTION OF STATE ROAD 19 AND COUNTY ROAD 455, WITHIN SECTION 11, TOWNSHIP 21 AND RANGE 18E; AMENDING POLICY I-1.4.7.1 ENTITLED "RURAL SUPPORT INTERSECTIONS" TO ALLOW A PARCEL DESCRIBED AS ALTERNATE KEY NUMBER 1302625 TO BE INCLUDED IN ENTIRETY WITHIN THE HOWEY-GROVELAND RURAL SUPPORT INTERSECTION, AND ADD THE HOWEY-GROVELAND RURAL SUPPORT INTERSECTION TO TABLE FLUE 1 - RURAL SUPPORT INTERSECTIONS; PROVIDED FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **May 31, 2017** before the Planning & Zoning Board at 9:00 a.m. before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tallahassee, Florida.

The proposed ordinances amending the 2030 Comprehensive Plan and 2030 Comprehensive Plan Future Use Map and their staff reports for the proposed amendments shall be available for review at the Department of Economic Growth, Planning and Zoning Division, 315 West Main Street, Tallahassee, Florida, 8:00 a.m. to 5:00 p.m. Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

**Lake County Board of County Commissioners**  
**Department of Economic Growth**  
**Planning & Zoning Div.**  
**352-343-9641**

D 26955 - M



MP-S CRA

Donna B

**Affidavit of Publication****DAILY COMMERCIAL****Leesburg, Lake County Florida  
STATE OF FLORIDA, COUNTY OF LAKE**

Before the undersigned authority personally appeared

**Linda Rostomily***Linda Rostomily*who on oath says that she is an authorized employee of the Daily Commercial, a daily newspaper published at Leesburg, in Lake County, Florida; that the attached copy of advertisement, being a notice in the matter of*Notice of Public Hearing*

was published in said newspaper in the issues of:

*May 16, 2017*

Affiant further says that the said Daily Commercial is published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily, and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 16 day of May, A.D., 2017.**Joanne French**  
Notary Public*Joanne French*  
(Print, Type or Stamp Name of Notary Public)AD# 10064275**NOTICE OF PUBLIC HEARING**

The Lake County Planning & Zoning Board will hold a 9:00 a.m., or soon thereafter, public hearing on Wednesday, May 31, 2017 in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following ordinance which proposes to amend portions of the Land Development Regulations (LDRs).

All interested citizens are welcome to attend the public hearing and review the ordinance in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled

meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed.

**Ordinance 2017- \_\_\_\_\_**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, CHAPTER IX, SECTION 9.10.00, ENTITLED "COMMERCIAL DESIGN STANDARDS"; INCLUDING A NEW SUBSECTION 9.10.03, ENTITLED "MT. PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AREA COMMERCIAL DESIGN STANDARDS"; ESTABLISHING DESIGN STANDARDS FOR COMMERCIAL STRUCTURES IN THE MT. PLYMOUTH-SORRENTO CRA; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

LAKE COUNTY DEPARTMENT OF ECONOMIC GROWTH  
DIVISION OF PLANNING & ZONING  
315 WEST MAIN STREET  
TAVARES, FL 32778  
(352) 343-9641

Ad No: 10064375  
May 16, 2017